



General Assembly

January Session, 2023

***Raised Bill No. 942***

LCO No. 3088



Referred to Committee on HOUSING

Introduced by:  
(HSG)

***AN ACT CONCERNING RENTAL APPLICATION FEES.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. (NEW) (*Effective October 1, 2023*) (a) As used in this section,  
2 "tenant screening report" means a credit report, a criminal background  
3 report, an employment history report, a rental history report, or any  
4 combination thereof, used by a landlord to determine the suitability of  
5 a prospective tenant.

6 (b) No landlord may demand from a prospective tenant any  
7 payment, fee or charge for the processing, review or acceptance of any  
8 rental application, or demand any other payment, fee or charge before  
9 or at the beginning of the tenancy, except a security deposit pursuant to  
10 section 47a-21 of the general statutes or for a tenant screening report as  
11 provided by subsection (c) of this section.

12 (c) A landlord may charge a fee for a tenant screening report  
13 concerning a prospective tenant if the fee for such tenant screening  
14 report is not more than the actual cost paid by the landlord for such  
15 report. The landlord shall waive any fee for such report if the

16 prospective tenant provides the landlord with a copy of a tenant  
17 screening report concerning the prospective tenant that was conducted  
18 within thirty days of the prospective tenant's rental application and that  
19 is satisfactory to the landlord.

20 (d) A landlord may not collect a tenant screening report fee from a  
21 prospective tenant until the landlord provides the prospective tenant  
22 with (1) a copy of the tenant screening report, and (2) a copy of the  
23 receipt or invoice from the entity conducting the tenant screening report  
24 concerning the prospective tenant.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2023</i>	New section

**Statement of Purpose:**

To limit fees a landlord may charge in connection with tenant screenings.

*[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]*